



## EXHIBITS

<b>Project Name:</b> Mission Healthcare at Renton		<b>Project Number:</b> LUA15-000736, ECF, SA-H, CU-A	
<b>Date of Hearing</b> 12/8/2015	<b>Staff Contact</b> Rocale Timmons Senior Planner	<b>Project Contact/Applicant</b> Careage Inc. 4411 Point Fosdick Dr. NW Gig Harbor, WA 98335	<b>Project Location</b> 10635 SE 174 <sup>th</sup> St, Renton, WA

**The following exhibits were entered into the record:**

- Exhibit 1: ERC Report
- Exhibit 2: Site Plan
- Exhibit 3: Landscape Plan
- Exhibit 4: Elevations
- Exhibit 5: Geotechnical Report (August 17, 2015)
- Exhibit 6: Technical Information Report (October 7, 2015)
- Exhibit 7: Coal Mine Hazard Critical Area Study (dated February 24, 2015)
- Exhibit 8: Grading Plan
- Exhibit 9: Neighborhood Detail Map
- Exhibit 10: Traffic Report (October 21, 2015)
- Exhibit 11: HEX Recommendation
- Exhibit 12: Rendering (Southern Façade)
- Exhibit 13: SEPA Determination
- Exhibit 14: Transportation Concurrency
- Exhibit 15: Floor Plans
- Exhibit 16: Utility Plans

## ENVIRONMENTAL REVIEW COMMITTEE REPORT

Entire Document  
Available Upon Request

**ERC MEETING DATE:** November 2, 2015

**Project Name:** Mission Healthcare at Renton

**Project Number:** LUA15-000736, ECF, SA-H, CU-A

**Project Manager:** Rocale Timmons, Senior Planner

**Owner/Applicant:** Careage Inc.; 4411 Point Fosdick Dr. NW #203; Gig Harbor, WA 98335

**Project Location:** 10635 SE 174<sup>th</sup> St

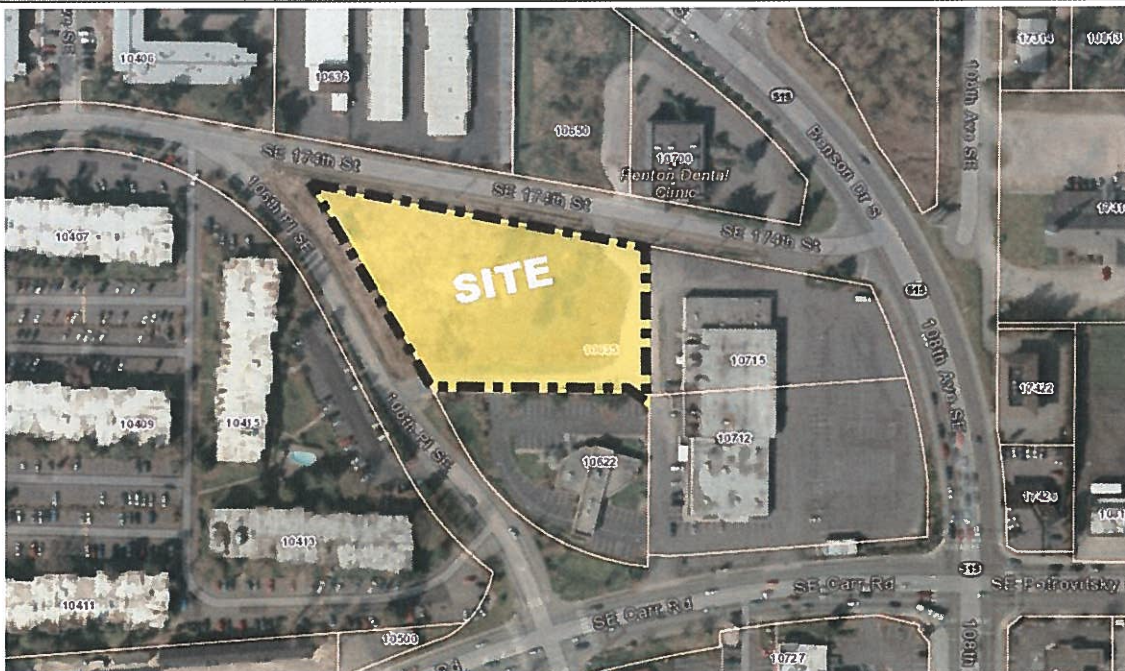
**Project Summary:** The applicant is requesting Hearing Examiner Site Plan Review, Conditional Use Permit, and Environmental (SEPA) Review for the construction of a new 55,400 square foot, three-story, convalescent center containing 60 beds to be used for short term rehabilitation services. The subject property is located on the southeast corner of SE 174th St and 106th Place SE. The project work area totals 1.76 acres and is zoned Commercial Arterial (CA). The site currently contains an espresso stand which is proposed for removal. Access is proposed via 106th Pl SE with an additional connection to the neighboring commercial property to the east. The proposal includes 56 surface parking stalls to the south and east of the building. The proposed development is within 50 feet of a coal mine hazard. The applicant has submitted a Drainage Report, Traffic Impact Analysis, Parking Analysis, Geotechnical Engineering study, and Coal Mine Hazard Report with the subject application.

**Site Area:** 76,615 SF

**Proposed New Bldg. Area (gross):**

54,400 SF

**STAFF RECOMMENDATION:** Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance-Mitigated (DNS-M).



HDI

ARCHITECTS P.S.

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MISSION HEALTHCARE  
AT PENTON  
106TH PL SE  
PENTON, WA

## SITE PLAN

REVISIONS  
DATE  
DESCRIPTION  
REVIEWER  
DATE

DATE: 8 OCT 2015  
SHEET: 01

SA1

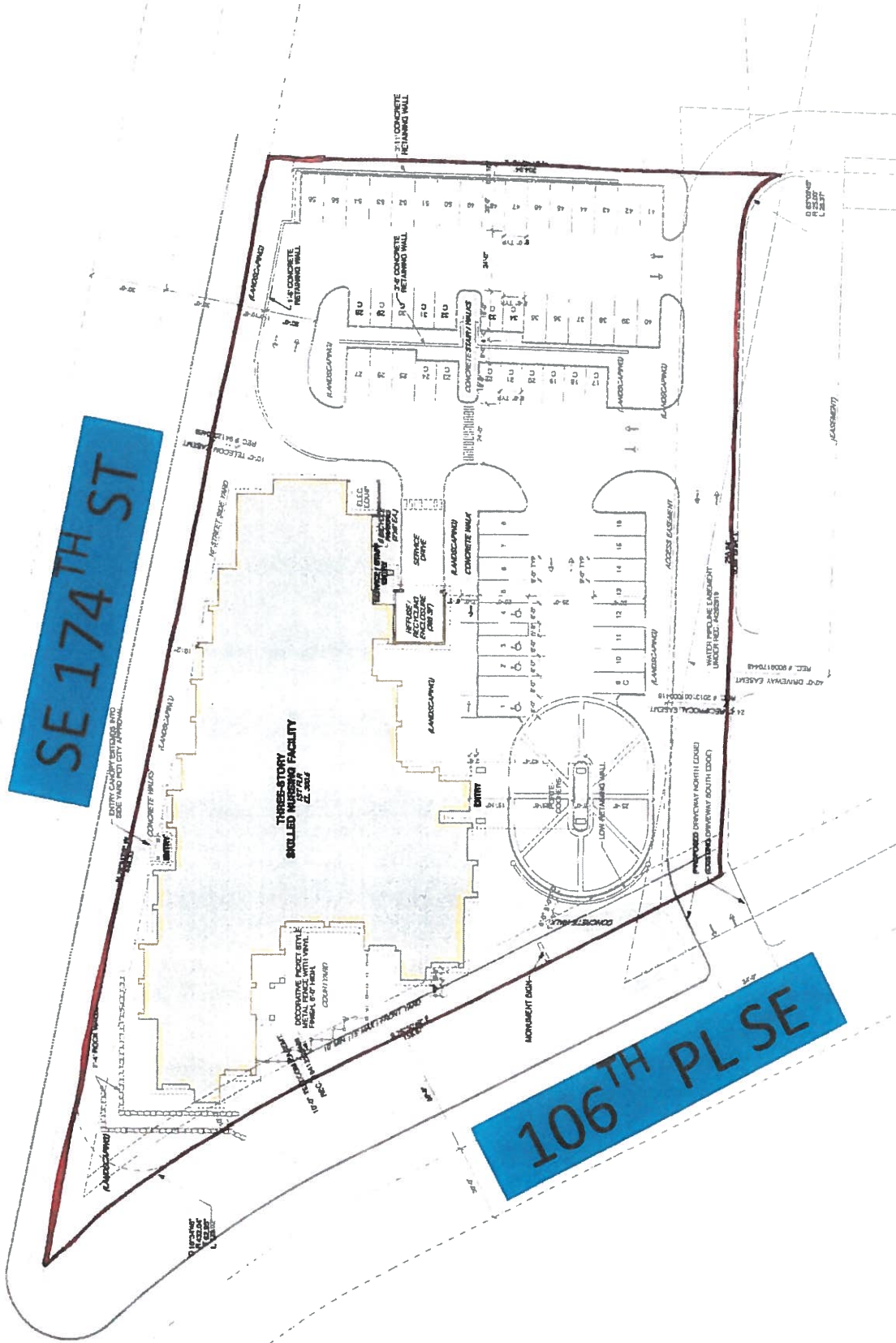
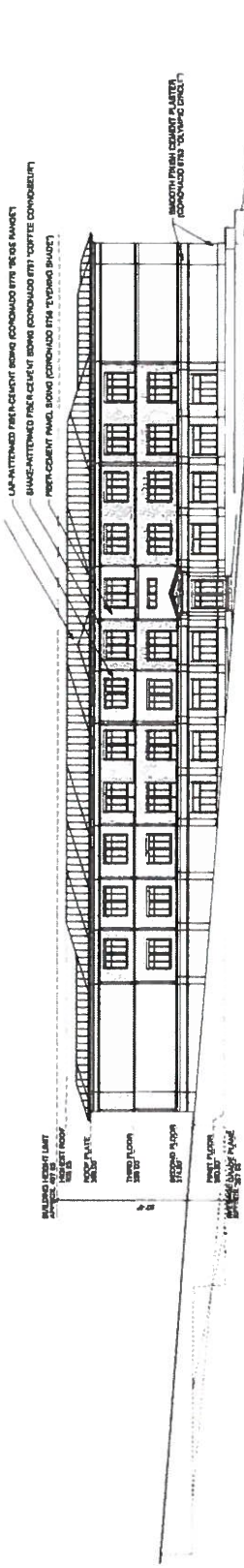


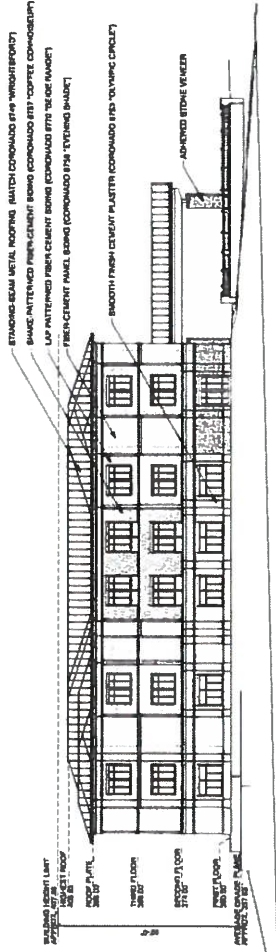
EXHIBIT 2



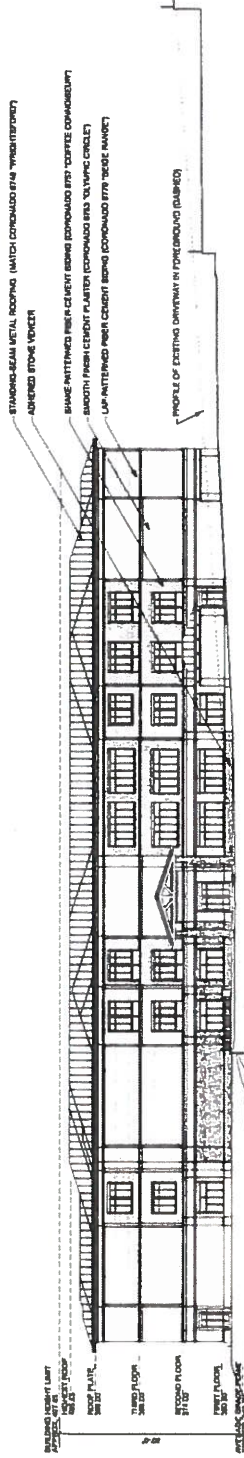




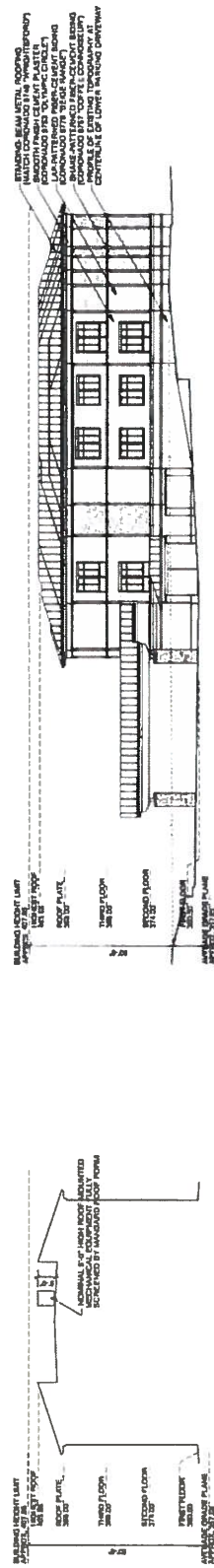
**SE 174TH STREET (NORTH) BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"



**106TH PL SE (WEST) BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"



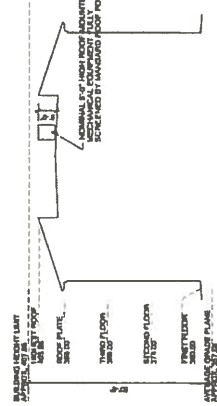
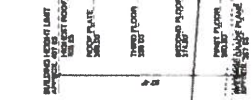
**SOUTH BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"

**EXHIBIT 4**

**SECTION AT ROOFTOP MECHANICAL EQUIPMENT SCREENED BY MANSARD**  
SCALE: 1/8" = 1'-0"



REPORT

# GEOTECHNICAL REPORT

Proposed Development  
SE 174<sup>th</sup> Street Site  
Renton, Washington

**Submitted To:** Careage Development  
4411 Point Fosdick Drive, Suite 203  
PO Box 1969  
Gig Harbor, WA 98335

**Submitted By:** Golder Associates Inc.  
18300 NE Union Hill Road, Suite 200  
Redmond, WA 98052 USA

August 17, 2015 Rev.1

Project No. 1523372-01

**EXHIBIT 5**



# **Mission Healthcare at Renton**

**Preliminary Technical Information Report**

**October 7, 2015**

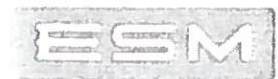
**Prepared for**

**Careage Inc.  
4411 Point Fosdick Drive, Suite 203  
Gig Harbor, WA 98335  
(253) 853-4457**

**Submitted by**

**ESM Consulting Engineers, LLC  
33400 8<sup>th</sup> Avenue S, Suite 205  
Federal Way, WA 98003**

**253.838.6113 tel  
253.838.7104 fax**



**[www.esmcivil.com](http://www.esmcivil.com)**





February 24, 2015

Project No. 1523372

Mr. George Stephan  
Careage Development  
4411 Point Fosdick Drive, Suite 203  
PO Box 1969  
Gig Harbor, WA 98335

**RE: MINE HAZARD CRITICAL AREA STUDY  
SE 174TH STEET SITE  
RENTON, WASHINGTON**

Dear George:

Golder Associates Inc. (Golder) is pleased to submit to Careage Development (Careage) this letter report documenting the results of our underground coal mine hazard assessment for the property you are considering for development in Renton, Washington (Site). We understand you are still in the process of feasibility assessments for the development and have received comments from the City of Renton (City) stating that the Site was adjacent to a mapped coal mine hazard zone and therefore a geotechnical coal mine hazard study is required. This report is intended to fulfill the City requirement for a coal mine hazard study.

Depending on the depth of the mined seams, access slopes, and other factors, abandoned mines can present a potential hazard to surface structures due to regional ground or trough settlement, differential settlement, and sinkhole formation. Based on our assessment of the existing mine maps, publications and geologic conditions present, we conclude that the subject site is located in a medium coal mine hazard zone as strictly defined by the City Municipal Code 4-3-050. The Site is not underlain by any mapped or known coal mine workings, but due to the orientation of the adjacent coal seam the Site may be potentially affected by future mining-related subsidence.

Due to the steep dip and orientation of the mined coal seams (dipping down to the south) there is a low risk of regional or trough subsidence that may extend onto the Careage Site. We believe the risk of subsidence at the Site is low and that modest engineering mitigations can be incorporated into the project design to mitigate this risk. Please find accompanying this letter report a map of the subject site with an overlay of the nearest underground mine map (Figure 1), and a cross section (Figure 2) providing our conceptual interpretation of the subsurface geologic and mining conditions present adjacent to the Site.

## 1.0 BACKGROUND

Portions of the City are underlain by shallow bedrock that contains several coal seams that were commercially mined below ground from the late 1800s until the 1950s. The approximate location of abandoned coal mines in Renton was researched and mapped in the 1960s and 1970s using historical mine maps. A comprehensive inventory report of the mines was completed in 1985 (Morrison Knudsen 1985). The information from those earlier studies, along with additional information on the overburden thickness (thickness of soil/rock cover over the mine working), was used by the City to create coal mine hazard map folios. The maps indicate areas underlain by coal mines and provide a relative hazard designation (low, moderate, and severe). A fourth term is used only on the City map folio ("unclassified"). In discussions with City staff, we understand the term "unclassified" means that abandoned mines are manned but no investigation was completed to rank the hazard designation. In simplified terms, the

## EXHIBIT 7

Golder Associates Inc.  
18300 NE Union Hill Road, Suite 200  
Redmond, WA 98052 USA  
883-0777 Fax: (425) 882-5498 [www.golder.com](http://www.golder.com)



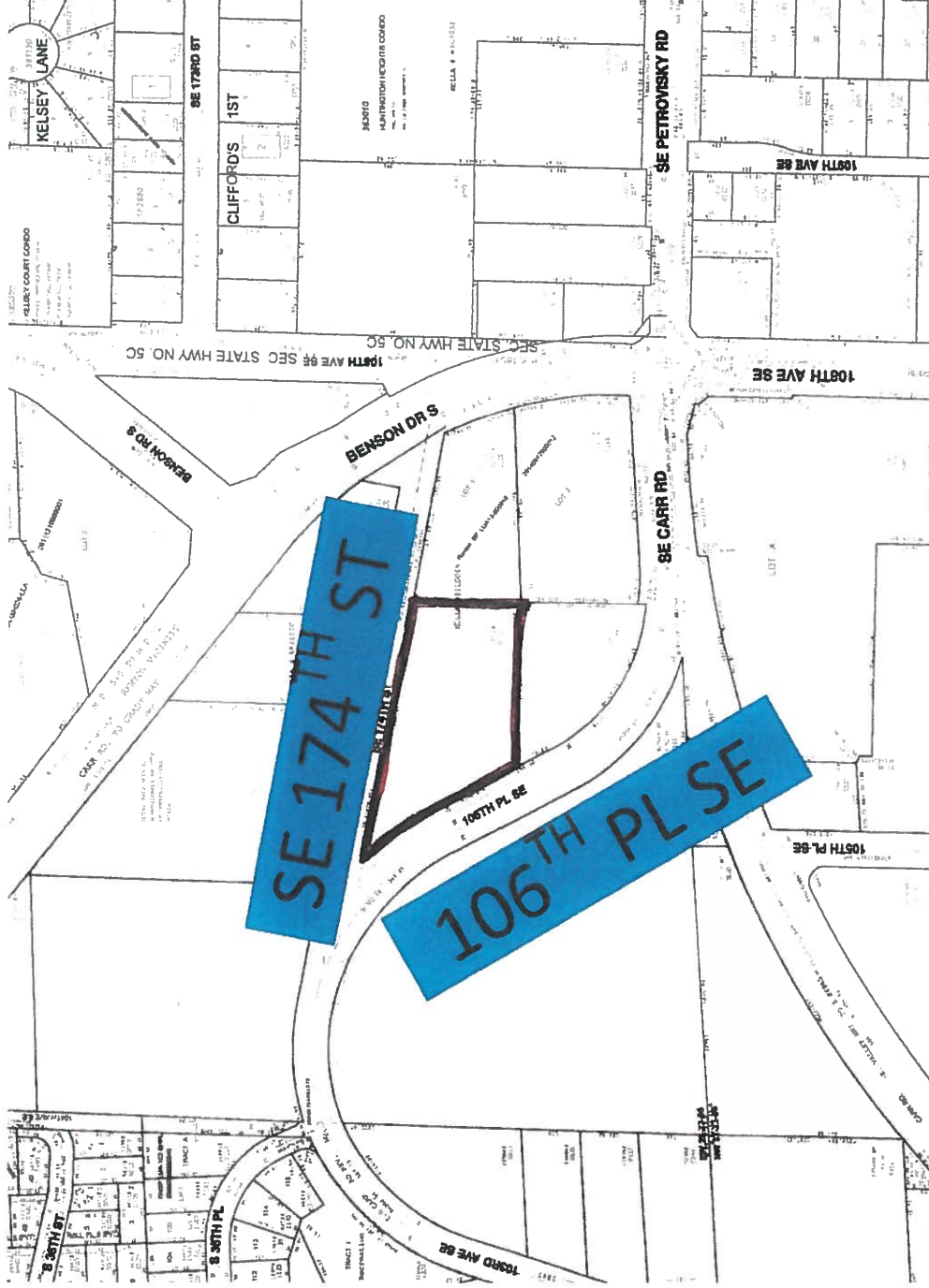
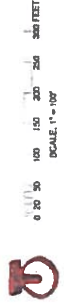
Golder Associates: Operations in Africa, Asia, Australasia, Europe, North America and South America

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EXHIBIT 9



# Careage - Mission Healthcare at Renton

## Traffic Impact Analysis Final Report

Prepared by



Xiaoping Zhang  
Tel: 206.682.0567  
Email: [xpz@cetransportation.com](mailto:xpz@cetransportation.com)  
Concord Engineering  
705 2nd Ave, Suite 700  
Seattle, WA 98104



October 21, 2015

**EXHIBIT 10**





**EXHIBIT 12**



Denis Law  
Mayor



Entire Document  
Available Upon Request

November 6, 2015

Washington State  
Department of Ecology  
Environmental Review Section  
PO Box 47703  
Olympia, WA 98504-7703

**Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION**

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on November 2, 2015:

**SEPA DETERMINATION:** Determination of Non-Significance Mitigated (DNSM)  
**PROJECT NAME:** Mission Healthcare at Renton  
**PROJECT NUMBER:** LUA15-000736, ECF, SA-H, CU-A

**Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on November 20, 2015,** together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7219.

For the Environmental Review Committee,

Rocale Timmons  
Senior Planner

Enclosure

cc: King County Wastewater Treatment Division  
Boyd Powers, Department of Natural Resources  
Karen Walter, Fisheries, Muckleshoot Indian Tribe  
Melissa Calvert, Muckleshoot Cultural Resources Program  
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region  
Larry Fisher, WDFW  
Duwamish Tribal Office  
US Army Corp. of Engineers

**EXHIBIT 13**


DEPARTMENT OF COMMUNITY  
AND ECONOMIC DEVELOPMENT

M E M O R A N D U M

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DATE: October 30, 2015

TO: Rocale Timmons, Senior Planner

FROM: Brianne Bannwarth, Development Engineering Manager 

SUBJECT: Traffic Concurrency Test – Mission Healthcare at Renton;  
File No. LUA15000736, ECF, SA-H, CU-A

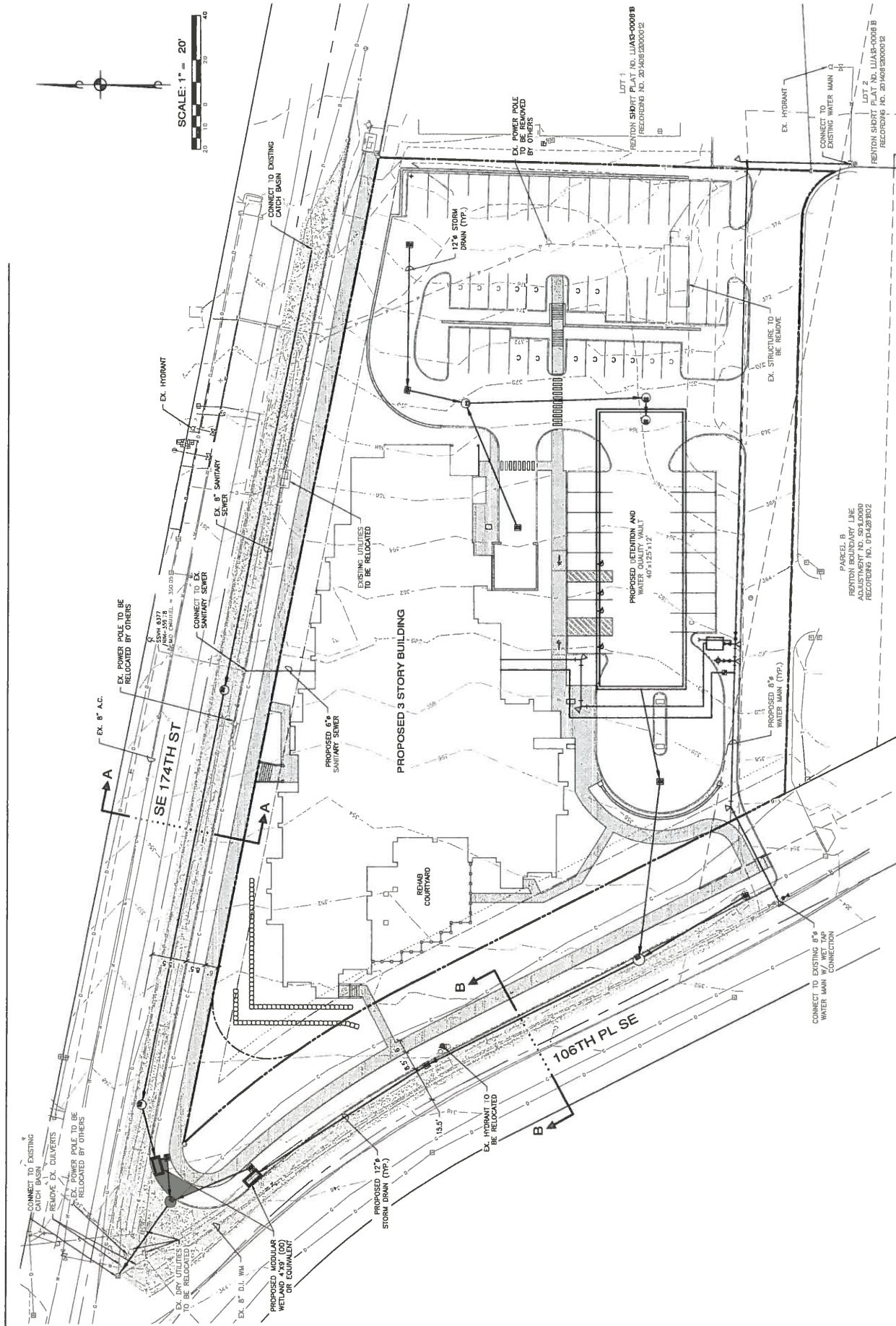
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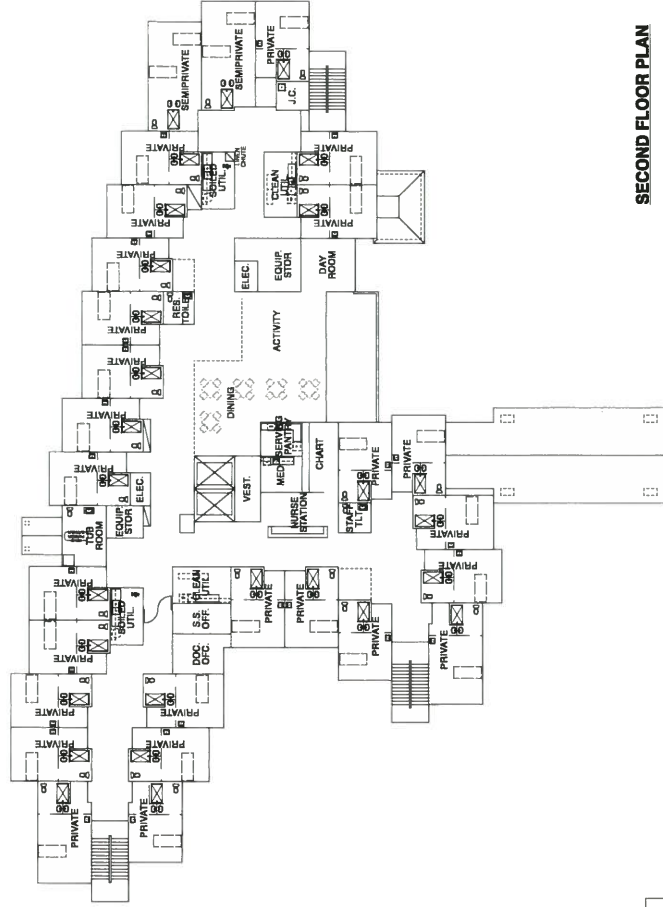
The applicant is requesting Hearing Examiner Site Plan Review, Conditional Use Permit, and Environmental (SEPA) Review for the construction of a new 55,400 square foot, three-story, convalescent center. The new facility would serve as a rehabilitation center which provides a 24-hour skilled nursing service to help people recover from disabilities. The completed facility would have 60 beds and approximately 72 employees.

The subject property is located on the southeast corner of SE 174th St and 106th Place SE. The project work area totals 1.76 acres and is zoned Commercial Arterial (CA) and is located in the Commercial Mixed Use (CMU) Comprehensive Plan Land Use Designation. The site is currently vacant with a coffee stand and existing access road on the south side of the site. The existing coffee stand is proposed to be removed.

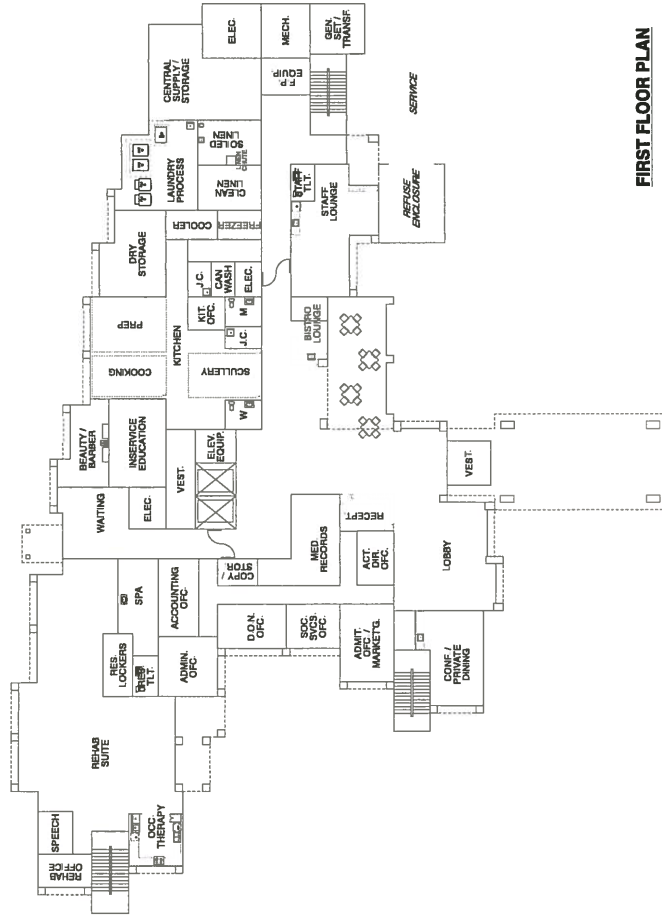
Access is proposed via 106th Place SE with an additional connection to the neighboring commercial property to the east. The proposal includes 56 surface parking stalls to the south and east of the building.

The Traffic Impact Analysis was completed by Concord Engineering (dated October 21, 2015). The report included information that the proposed project is estimated to generate a total of 422 new weekday daily trips (211 entering, 211 exiting), 41 new trips occurring during the weekday PM peak hour (21 entering, 20 existing), and 31 new trips occurring during the weekday PM peak hour (22 entering, 9 existing). The provided report analyzed five locations:





SECOND FLOOR PLAN



FIRST FLOOR PLAN